

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Kenosha

State: WI

PJ's Total HOME Allocation Received: \$8,178,139

PJ's Size Grouping*: C

PJ Since (FY): 1994

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|---------------------|---------------------|-----------------------------|------------------------------|------------------------------|-----------------------------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | PJs in State: <div>10</div> | | | | |
| % of Funds Committed | <div>96.34</div> % | <div>95.58</div> % | <div>5</div> | <div>93.41</div> % | <div>73</div> | <div>77</div> | |
| % of Funds Disbursed | <div>90.29</div> % | <div>92.00</div> % | <div>6</div> | <div>84.68</div> % | <div>69</div> | <div>74</div> | |
| Leveraging Ratio for Rental Activities | <div>12.83</div> | <div>3.67</div> | <div>1</div> | <div>4.72</div> | <div>100</div> | <div>100</div> | |
| % of Completed Rental Disbursements to All Rental Commitments*** | <div>100.00</div> % | <div>97.30</div> % | <div>1</div> | <div>80.76</div> % | <div>100</div> | <div>100</div> | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | <div>88.10</div> % | <div>80.81</div> % | <div>3</div> | <div>68.18</div> % | <div>82</div> | <div>86</div> | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | <div>100.00</div> % | <div>76.80</div> % | <div>1</div> | <div>80.32</div> % | <div>100</div> | <div>100</div> | |
| % of 0-30% AMI Renters to All Renters*** | <div>12.82</div> % | <div>51.39</div> % | <div>10</div> | <div>45.16</div> % | <div>7</div> | <div>5</div> | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | <div>100.00</div> % | <div>87.33</div> % | <div>1</div> | <div>95.04</div> % | <div>100</div> | <div>100</div> | |
| Overall Ranking: | | | In State: | <div>5</div> / <div>10</div> | Nationally: | <div>70</div> <div>72</div> | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | <div>\$19,744</div> | <div>\$14,432</div> | | <div>\$26,037</div> | <div>39</div> Units | <div>27.10</div> % | |
| Homebuyer Unit | <div>\$85,622</div> | <div>\$13,918</div> | | <div>\$14,755</div> | <div>102</div> Units | <div>70.80</div> % | |
| Homeowner-Rehab Unit | <div>\$6,767</div> | <div>\$15,745</div> | | <div>\$20,487</div> | <div>3</div> Units | <div>2.10</div> % | |
| TBRA Unit | <div>\$0</div> | <div>\$2,529</div> | | <div>\$3,225</div> | <div>0</div> Units | <div>0.00</div> % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kenosha WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$69,704 | \$128,856 | \$9,433 |
| State:* | \$63,839 | \$73,605 | \$17,539 |
| National:** | \$92,323 | \$73,745 | \$23,292 |

CHDO Operating Expenses:
(% of allocation)

PJ: 2.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|--|---|--|---|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 84.6 | 37.0 | 66.7 | 0.0 | Single/Non-Elderly: | 0.0 | 29.0 | 100.0 | 0.0 |
| Black/African American: | 7.7 | 32.0 | 0.0 | 0.0 | Elderly: | 100.0 | 0.0 | 0.0 | 0.0 |
| Asian: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Single Parent: | 0.0 | 29.0 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 0.0 | 39.0 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 1.0 | 0.0 | 0.0 | Other: | 0.0 | 3.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 1.0 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 5.1 | 1.0 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 2.6 | 28.0 | 33.3 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 92.3 | 16.0 | 66.7 | 0.0 | Section 8: | 7.7 | 0.0 [#] | | |
| 2 Persons: | 7.7 | 18.0 | 33.3 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 0.0 | 28.0 | 0.0 | 0.0 | Other: | 0.0 | | | |
| 4 Persons: | 0.0 | 20.0 | 0.0 | 0.0 | No Assistance: | 92.3 | | | |
| 5 Persons: | 0.0 | 9.0 | 0.0 | 0.0 | | | | | |
| 6 Persons: | 0.0 | 7.0 | 0.0 | 0.0 | | | | | |
| 7 Persons: | 0.0 | 1.0 | 0.0 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 1.0 | 0.0 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | 131 | | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kenosha State: WI Group Rank: 70
(Percentile)
State Rank: 5 / 10 PJs Overall Rank: 72
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 49.28% | 88.1 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 100 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.81% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.070 | 1.6 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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